

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: TENTATIVE DESIGNATION OF REDEVELOPER
DISPOSITION PARCEL 46B
IN THE SOUTH END URBAN RENEWAL AREA
PROJECT NO. MASS. R-56

WHEREAS, the Boston Redevelopment Authority, (hereinafter referred to as the "Authority"), has entered into a contract for loan and capital grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance in the hereinafter identified Project; and

WHEREAS, the Urban Renewal Plan for the South End Urban Renewal Area, Project No. Mass. R-56, (hereinafter referred to as the "Project Area"), has been duly reviewed and approved in full compliance with local, State and Federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with Federal financial assistance under said Title I, including those prohibiting discrimination because of race, color, sex, religion or national origin; and

WHEREAS, University Associates has expressed an interest in and has submitted a satisfactory proposal for the development of Disposition Parcel 46B in the South End Urban Renewal Area; and

WHEREAS, the Authority is cognizant of Chapter 30, Sections 61 through 62H of the Massachusetts General Laws, as amended, with respect to minimizing and preventing damage to the environment:

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That University Associates be and hereby is tentatively designated as Redeveloper of Disposition Parcel 46B in the South End Urban Renewal Area subject to:

- (a) Concurrence in the proposed disposal transaction by the Department of Housing and Urban Development;
- (b) Publication of all public disclosure and issuance of all approvals required by the Massachusetts General Laws and Title I of the Housing Acts of 1949, as amended;
- (c) Submission within ninety (90) days in a form satisfactory to the Authority of:
 - (i) Evidence of the availability of necessary equity funds, as needed; and
 - (ii) Evidence of firm financial commitments from banks or other lending institutions; and

(iii) Final Working Drawings and Specifications; ,

(iv) Proposed development and rental schedule.

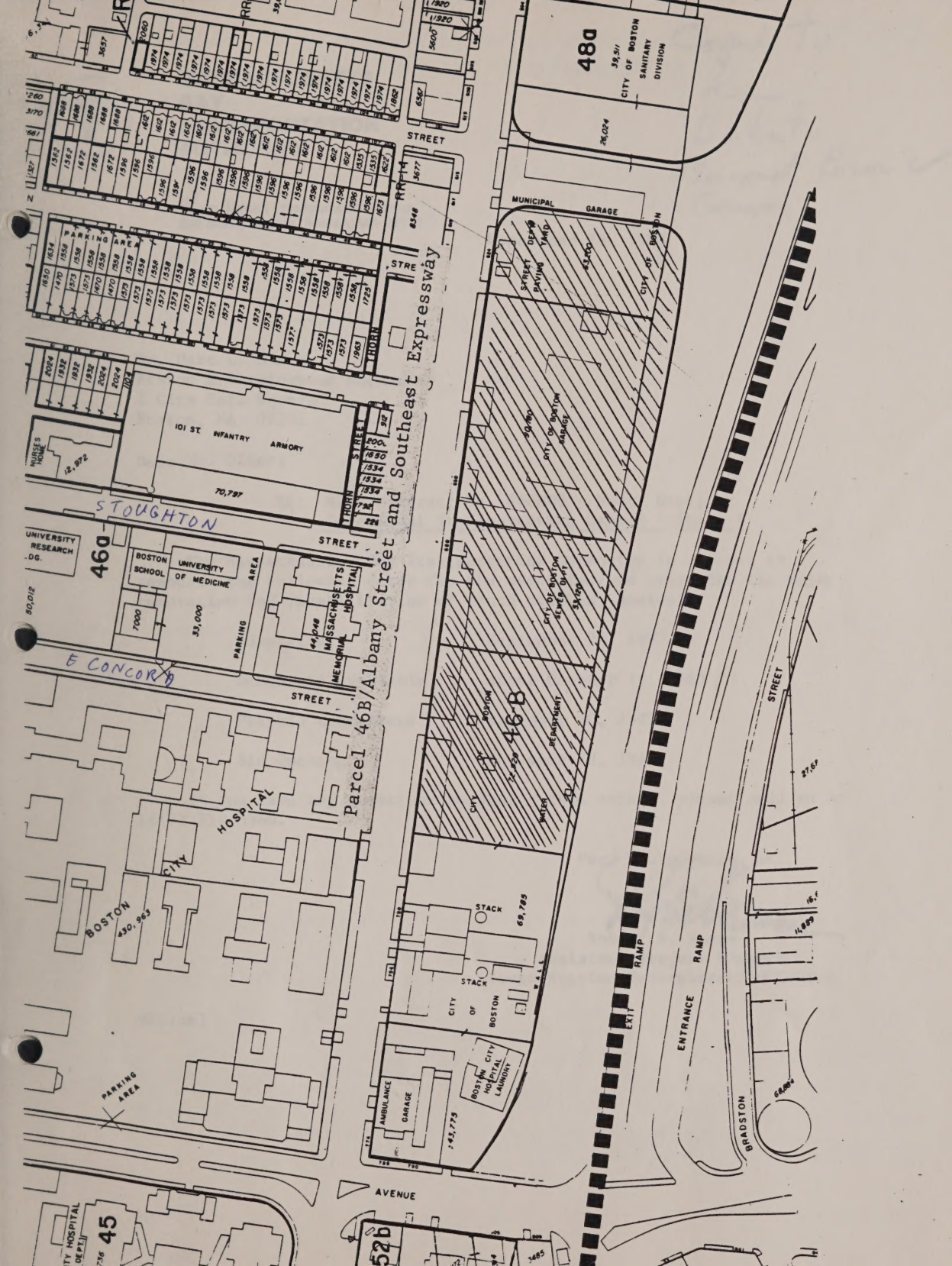
2. That a Development Agreement will be executed between the parties setting out a detailed schedule for the expeditious completion of the development phases and containing clear provisions for default under the agreement.

3. That disposal of Parcel 46B by negotiation is the appropriate method of making the land available for redevelopment.

4. That it is hereby found and determined that the proposed development will not result in significant damage to or impairment of the environment and further, that all practicable feasible means and measures have been taken and are being utilized to avoid or minimize damage to the environment.

5. That the developer be and hereby are authorized to petition the Board of Appeals for any zoning changes that may be necessary to complete the proposed development.

6. That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105(E) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement for Public Disclosure" (Federal Form H-6004).





**MASSACHUSETTS
BAY
TRANSPORTATION
AUTHORITY**

South Station Transportation Center
236 South Station, Boston, MA 02110

September 26, 1983

*Copies To
Kini
Barbato
Margaret Brown ✓
Gaven*

Mr. Marc L. Older
Boston Redevelopment Authority
1 City Hall Square
Boston, MA 02201

Dear Mr. Older:

RE: MBTA Contract No. S6CN08 - South Station
Intermodal Transportation Center - Phase I

The Massachusetts Bay Transportation Authority is pleased to announce the following dates for the advertise/bid cycle for the major renovation and rehabilitation of South Station, Boston:

Advertise	September 26, 1983
Documents Available	After October 10, 1983
Pre-bid Conference	November 10, 1983
Bid Opening	November 22, 1983

If you have any questions regarding this matter, please call me at (617) 722-3360.

Very truly yours,

Robert W. Besse
Assistant Project Manager
South Station Transportation Center

RWB:mm1

PART I - REDEVELOPER'S STATEMENT FOR PUBLIC DISCLOSURE¹

A. REDEVELOPER AND LAND

1. a. Name of Redeveloper: University Associates

b. Address and ZIP Code of Redeveloper: c/o Carpenter & Co. Inc.
175 Federal St., Boston, MA 02110

c. IRS Number of Redeveloper: Applied For

2. The land on which the Redeveloper proposes to enter into a contract for, or understanding with respect to, the purchase or lease of land from

Boston Redevelopment Authority
(Name of Local Public Agency)in South End Urban Renewal Project
(Name of Urban Renewal or Redevelopment Project Area)in the City of Boston, State of MA,
is described as follows²

Parcel 46-B

3. If the Redeveloper is not an individual doing business under his own name, the Redeveloper has the status indicated below and is organized or operating under the laws of Massachusetts :☐ A corporation.☐ A nonprofit or charitable institution or corporation.☐ A partnership known as☒ A business association or a joint venture known as University Associates☐ A Federal, State, or local government or instrumentality thereof.☐ Other (explain)

4. If the Redeveloper is not an individual or a government agency or instrumentality, give date of organization:

September 26, 1983

5. Names, addresses, title of position (if any), and nature and extent of the interest of the officers and principal members, shareholders, and investors of the Redeveloper, other than a government agency or instrumentality, are set forth as follows:

John L. Hall II, 85 Sears Rd., Brookline, MA - Joint Venture Partner
Paul F. Nace Jr., 48 Beacon St., Boston, MA - Joint Venture Partner¹If space on this form is inadequate for any requested information, it should be furnished on an attached page which is referred to under the appropriate numbered item on the form.²Any convenient means of identifying the land (such as block and lot numbers or street boundaries) is sufficient. A description by metes and bounds or other technical description is acceptable, but not required.

South End Technology Square Associates, Inc.

100 E. Concord Street
Boston, MA
Joint Venture Partner

PART I - REDEVELOPER'S STATEMENT FOR PUBLIC DISCLOSURE (Continued)

- a. If the Redeveloper is a corporation, the officers, directors or trustees, and each stockholder owning more than 10% of any class of stock¹.
- b. If the Redeveloper is a nonprofit or charitable institution or corporation, the members who constitute the board of trustees or board of directors or similar governing body.
- c. If the Redeveloper is a partnership, each partner, whether a general or limited partner, and either the percent of interest or a description of the character and extent of interest.
- d. If the Redeveloper is a business association or a joint venture, each participant and either the percent of interest or a description of the character and extent of interest.
- e. If the Redeveloper is some other entity, the officers, the members of the governing body, and each person having an interest of more than 10%.

<u>NAME, ADDRESS, AND ZIP CODE</u>	<u>POSITION TITLE (if any) AND PERCENT OF INTEREST OR DESCRIPTION OF CHARACTER AND EXTENT OF INTEREST</u>
(i) South End Technology Square Associates, Inc.	Joint Venture Partner -20% Development Fee -15% Net Cash Flow -15% Net Proceeds of Refinancing/ Sale -Reimbursement of Out-of-Pocket Expenses
(ii) John L. Hall II	Joint Venture Partner 70% After SETSA's Interest
(iii) Paul F. Nace, Jr.	Joint Venture Partner 30% After SETSA's Interest

6. Name, address, and nature and extent of interest of each person or entity (not named in response to Item 5) who has a beneficial interest in any of the shareholders or investors named in response to Item 5 which gives such person or entity more than a computed 10% interest in the Redeveloper (for example, more than 20% of the stock in a corporation which holds 50% of the stock of the Redeveloper; or more than 50% of the stock in a corporation which holds 20% of the stock of the Redeveloper):

<u>NAME, ADDRESS, AND ZIP CODE</u>	<u>DESCRIPTION OF CHARACTER AND EXTENT OF INTEREST</u>
------------------------------------	--

7. Names (if not given above) of officers and directors or trustees of any corporation or firm listed under Item 5 or Item 6 above:

Chairman - Marvin Stolberg
Executive Director - Robert F. Walsh

B. RESIDENTIAL REDEVELOPMENT OR REHABILITATION

(The Redeveloper is to furnish the following information, but only if land is to be redeveloped or rehabilitated in whole or in part for residential purposes.)

¹ If a corporation is required to file periodic reports with the Federal Securities and Exchange Commission under Section 13 of the Securities Exchange Act of 1934, so state under this Item 5. In such case, the information referred to in this Item 5 and in Items 6 and 7 is not required to be furnished.

PART I - REDEVELOPER'S STATEMENT FOR PUBLIC DISCLOSURE (Continued)

1. State the Redeveloper's estimates, exclusive of payment for the land, for:

- a. Total cost of any residential redevelopment. \$
- b. Cost per dwelling unit of any residential redevelopment. \$
- c. Total cost of any residential rehabilitation \$
- d. Cost per dwelling unit of any residential rehabilitation \$

2. a. State the Redeveloper's estimate of the average monthly rental (*if to be rented*) or average sale price (*if to be sold*) for each type and size of dwelling unit involved in such redevelopment or rehabilitation:

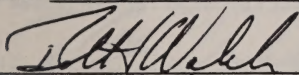
TYPE AND SIZE OF DWELLING UNIT	ESTIMATED AVERAGE MONTHLY RENTAL	ESTIMATED AVERAGE SALE PRICE
	\$	\$

b. State the utilities and parking facilities, if any, included in the foregoing estimates of rentals;

c. State equipment, such as refrigerators, washing machines, air conditioners, if any, included in the foregoing estimates of sales prices:

CERTIFICATIONI (We)¹ Robert F. Walshcertify that this Redeveloper's Statement for Public Disclosure is true and correct to the best of my (our) knowledge and belief.²Dated: September 26, 1983

Dated: _____



Signature

Signature

Robert F. Walsh
Executive Director, SETSA
c/o Carpenter & Co., Inc.
175 Federal Street
Boston, MA 02110

Address and ZIP Code

Title

Address and ZIP Code

¹ If the Redeveloper is an individual, this statement should be signed by such individual; if a partnership, by one of the partners; if a corporation or other entity, by one of its chief officers having knowledge of the facts required by this statement.

² Penalty for False Certification: Section 1001, Title 18, of the U.S. Code, provides a fine of not more than \$10,000 or imprisonment of not more than five years, or both, for knowingly and willfully making or using any false writing or document, knowing the same to contain any false, fictitious or fraudulent statement or entry in a matter within the jurisdiction of any Department of the United States.

PART II - REDEVELOPER'S STATEMENT OF QUALIFICATIONS AND FINANCIAL RESPONSIBILITY (Continued)

e. Outstanding construction-contract bids of such contractor or builder:

AWARDING AGENCY

AMOUNT

DATE OPENED

\$

12. Brief statement respecting equipment, experience, financial capacity, and other resources available to such contractor or builder for the performance of the work involved in the redevelopment of the land, specifying particularly the qualifications of the personnel, the nature of the equipment, and the general experience of the contractor: N.A.

13. a. Does any member of the governing body of the Local Public Agency to which the accompanying bid or proposal is being made or any officer or employee of the Local Public Agency who exercises any functions or responsibilities in connection with the carrying out of the project under which the land covered by the Redeveloper's proposal is being made available, have any direct or indirect personal interest in the Redeveloper or in the redevelopment or rehabilitation of the property upon the basis of such proposal? ☐ YES ☒ NO

If Yes, explain.

- b. Does any member of the governing body of the locality in which the Urban Renewal Area is situated or any other public official of the locality, who exercises any functions or responsibilities in the review or approval of the carrying out of the project under which the land covered by the Redeveloper's proposal is being made available, have any direct or indirect personal interest in the Redeveloper or in the redevelopment or rehabilitation of the property upon the basis of such proposal? ☐ YES ☒ NO

If Yes, explain.

14. Statements and other evidence of the Redeveloper's qualifications and financial responsibility (other than the financial statement referred to in Item 4a) are attached hereto and hereby made a part hereof as follows:

CERTIFICATION

I (We) Robert F. Walsh

certify that this Redeveloper's Statement of Qualifications and Financial Responsibility and the attached evidence of the Redeveloper's qualifications and financial responsibility, including financial statements, are true and correct to the best of my (our) knowledge and belief.²

Dated: September 27, 1983

Dated: _____

Signature

Signature

Robert F. Walsh

Title

Executive Director, SETSA
c/o Carpenter & Co., Inc.175 Federal St., Boston, Ma 02110

Address and ZIP Code

¹ If the Redeveloper is a corporation, this statement should be signed by the President and Secretary of the corporation; if an individual, by such individual; if a partnership, by one of the partners; if an entity not having a president and secretary, by one of its chief officers having knowledge of the financial status and qualifications of the Redeveloper..

² Penalty for False Certification: Section 1001, Title 18, of the U.S. Code, provides a fine of not more than \$10,000 or imprisonment of not more than five years, or both, for knowingly and willfully making or using any false writing or document, knowing the same to contain any false, fictitious or fraudulent statement or entry in a matter within the jurisdiction of any Department

PART II - REDEVELOPER'S STATEMENT OF QUALIFICATIONS AND FINANCIAL RESPONSIBILITY

(For Confidential Official Use of the Local Public Agency and the Department of Housing and Urban Development. Do Not Transmit to HUD Unless Requested or Item 8b is Answered "Yes.")

1. a. Name of Redeveloper: University Associates
- b. Address and ZIP Code of Redeveloper: c/o Carpenter & Co. Inc.
175 Federal St., Boston, MA 02110
2. The land on which the Redeveloper proposes to enter into a contract for, or understanding with respect to, the purchase or lease of land from

Boston Redevelopment Authority

(Name of Local Public Agency)

in South End Urban Renewal Project Area

(Name of Urban Renewal or Redevelopment Project Area)

in the City of Boston, State of MA,
is described as follows:

Parcel 46B

3. Is the Redeveloper a subsidiary of or affiliated with any other corporation or corporations or any other firm or firms? ☒ YES ☐ NO
If Yes, list each such corporation or firm by name and address, specify its relationship to the Redeveloper, and identify the officers and directors or trustees common to the Redeveloper and such other corporation or firm.
Carpenter & Co., Inc. John L. Hall II - Executive V.P.
175 Federal St. Paul F. Nace Jr. - V.P.
Boston, MA 02110
4. a. The financial condition of the Redeveloper, as of not available as joint venture, is as reflected in the attached financial statement. recently formed
(NOTE: Attach to this statement a certified financial statement showing the assets and the liabilities, including contingent liabilities, fully itemized in accordance with accepted accounting standards and based on a proper audit. If the date of the certified financial statement precedes the date of this submission by more than six months, also attach an interim balance sheet not more than 60 days old.)
- b. Name and address of auditor or public accountant who performed the audit on which said financial statement is based: N.A.
5. If funds for the development of the land are to be obtained from sources other than the Redeveloper's own funds, a statement of the Redeveloper's plan for financing the acquisition and development of the land:

Financing will be by third party non-recourse loan from an institutional lender, e.g., New England Mutual Life Ins. Co. Construction financing will be from Bank of New England or another commercial lender.

PART II - REDEVELOPER'S STATEMENT OF QUALIFICATIONS AND FINANCIAL RESPONSIBILITY (Continued)

6. Sources and amount of cash available to Redeveloper to meet equity requirements of the proposed undertaking:

a. In banks: N.A.

NAME, ADDRESS, AND ZIP CODE OF BANKAMOUNT

\$

b. By loans from affiliated or associated corporations or firms: N.A.

NAME, ADDRESS, AND ZIP CODE OF SOURCEAMOUNT

\$

c. By sale of readily salable assets: N.A.

DESCRIPTIONMARKET VALUEMORTGAGES OR LIENS

\$

\$

7. Names and addresses of bank references:

Bank of New England
28 State Street
Boston, MA

8. a. Has the Redeveloper or (if any) the parent corporation, or any subsidiary or affiliated corporation of the Redeveloper or said parent corporation, or any of the Redeveloper's officers or principal members, shareholders or investors, or other interested parties (as listed in the responses to Items 5, 6, and 7 of the Redeveloper's Statement for Public Disclosure and referred to herein as "principals of the Redeveloper") been adjudged bankrupt, either voluntary or involuntary, within the past 10 years? ☐ YES ☒ NO

If Yes, give date, place, and under what name.

- b. Has the Redeveloper or anyone referred to above as "principals of the Redeveloper" been indicted for or convicted of any felony within the past 10 years? ☐ YES ☒ NO

If Yes, give for each case (1) date, (2) charge, (3) place, (4) Court, and (5) action taken. Attach any explanation deemed necessary.

9. a. Undertakings, comparable to the proposed redevelopment work, which have been completed by the Redeveloper or any of the principals of the Redeveloper, including identification and brief description of each project and date of completion:

N.A.

PART II - REDEVELOPER'S STATEMENT OF QUALIFICATIONS AND FINANCIAL RESPONSIBILITY (Continued)

- b. If the Redeveloper or any of the principals of the Redeveloper has ever been an employee, in a supervisory capacity, for construction contractor or builder on undertakings comparable to the proposed redevelopment work, name of such employee, name and address of employer, title of position, and brief description of work:

N.A.

10. Other federally aided urban renewal projects under Title I of the Housing Act of 1949, as amended, in which the Redeveloper or any of the principals of the Redeveloper is or has been the redeveloper, or a stockholder, officer, director or trustee, or partner of such a redeveloper: None

11. If the Redeveloper or a parent corporation, a subsidiary, an affiliate, or a principal of the Redeveloper is to participate in the development of the land as a construction contractor or builder:

- a. Name and address of such contractor or builder:

N.A.

- b. Has such contractor or builder within the last 10 years ever failed to qualify as a responsible bidder, refused to enter into a contract after an award has been made, or failed to complete a construction or development contract? ☐ YES ☒ NO

If Yes, explain:

- c. Total amount of construction or development work performed by such contractor or builder during the last three years: \$ N.A.

General description of such work:

- d. Construction contracts or developments now being performed by such contractor or builder:

IDENTIFICATION OF
CONTRACT OR DEVELOPMENT

LOCATION

AMOUNT

DATE TO BE
COMPLETED

\$

N.A.

4351

MEMORANDUM

SEPTEMBER 29, 1983

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: ROBERT J. RYAN, DIRECTOR

SUBJECT: SOUTH END PROJECT, MASS. R-56,
TENTATIVE DESIGNATION OF UNIVERSITY ASSOCIATES AS
REDEVELOPER OF PARCEL 46B

Parcel 46B in the South End is a 280,020 square foot parcel located between Albany Street and the Southeast Expressway. It is presently owned by the City of Boston Public Works Department and the Commonwealth Department of Public Works. Under a Cooperation Agreement executed in 1967 between the BRA and Boston University Medical Center, the parcel was designated as the site for future expansion of BUMC, including related commercial space and parking. The City Public Works Department has indicated the site is available for development.

BUMC has now joined a non-profit partnership of area business and institutional representatives called South End Technology Square Associates. The Chairman of SETSA is Marvin Stohlberg, a Trustee of University Hospital as well as President of New England Nuclear Corporation. The purpose of SETSA is to stimulate development of under-utilized land in the South End. BUMC has agreed to use SETSA as the vehicle for the development of Parcel 46B.

SETSA has, in turn, entered into a partnership with Mr. John Hall and Mr. Paul Nace, to be known as University Associates, for the development of Parcel 46B. The firm of Cambridge Seven has been retained as project architects. Their proposal is to develop the site in several phases for office, parking, and hotel use. The first phase would be a 180,000 square foot office building. The developer has received a letter of interest from Boston University Hospital for at least 25,000 square feet of office space and a letter of interest from BUMC for 5,000 square feet. The overall development will produce 2,125 new permanent jobs.

It is a requirement of the 1967 BUMC Cooperation Agreement that a parking facility serving BUMC's overall needs be constructed on the site. At that time, it was estimated that 3,300 spaces would be required. SETSA has submitted a parking study which shows the current requirement to be 2,290 spaces on the site. Their present plan, on which designation would be based, calls for this demand to be met with two parking structures and surface parking. SETSA has applied to the Economic Development Administration for a grant to assist in the first structure, which would accommodate 970 cars.

Under SETSA's partnership with Messrs. Hall and Nace, SETSA will receive fifteen percent of the proceeds from the project. These will be reinvested in the South End for planning, development and education purposes consistent with SETSA's charter.

The site plan for the parcel has been reviewed and accepted by the Urban Design staff for tentative designation purposes. It is, therefore, recommended that the partnership of South End Technology Square Associates and Messrs. Hall and Nace, be given tentative designation on Parcel 46B, and that the Director be given authorization to enter into a Development Agreement establishing the schedule under which the development phases will be carried out.

I, therefore, recommend that the Authority tentatively designate University Associates as redevelopers of Parcel 46B in the South End Urban Renewal Area.

An appropriate Resolution is attached.

